

## **2.0 General**

### **Policy 1**

Implementation of this Plan, particularly:

- A. Policies 101.6.1 and 101.6.3 (land acquisition for permit allocation system), 204.2.1 (100% open space ratio for salt marsh and buttonwood wetlands), 204.4.2 (wetland acquisition) and 901.2.1 (inspection of on-site sewage disposal systems); and
- B. Implementation of Objectives 901.4 (sewer master plan) and 1001.3 (stormwater master plan), as found in Table 3.1 (five year schedule of capital improvements)

will require funding which exceeds the reasonable budgetary constraints of Monroe County. As an Area of Critical State Concern and site of unique natural resources of national importance, Monroe County should not be expected to bear the sole burden of implementing these policies without substantial financial assistance. The State of Florida has made a substantial commitment to provide, and actively assist in securing, financial assistance to implement these policies. Accordingly, Monroe County will pursue, in cooperation with the State Land Planning Agency, all available federal, state and private funding sources for implementation of these policies and for preparation of studies and master plans identified in the Plan. Monroe County will commit to no less than 35% of the Monroe County Land Authority annual budget to the acquisition of lands rendered unbuildable by this Plan, and, where feasible, will commit additional funds from other local revenue sources. When an implementation date cannot be met by reason of unavailability of sufficient funds, that date will be extended by Plan amendment to the earliest date that is reasonably practical after receipt of sufficient funds.

### **Policy 2**

To provide specific interim criteria and standards pending the adoption and effective date of revisions to the land development regulations which are consistent with and further the policies set forth in this Plan, certain land development regulations in effect on the adoption date of this Plan have been incorporated by reference. Upon the effective date of revisions to the land development regulations which are required by and consistent with this Plan, all references in this Plan to prior land development regulations shall include or be superseded by such revisions.

### **Policy 3**

The implementation dates contained in the Monroe County Year 2010 Comprehensive Plan were determined with a baseline date of October 16, 1992. Due to the extraordinary delay incurred so far in the approval process by the state, and the continued difficulty of predicting the effective date of this Plan, the implementation dates identified in this Policy document shall be interpreted as follows for those policies that were effective on January 4, 1996:

- A. all dates up to and including June 30, 1993 shall be interpreted to mean "within one year after the effective date of the applicable policies;"
- B. from July 1, 1993 to September 30, 1996 shall be interpreted to mean "within two years after effective date of the applicable policies;" and
- C. all dates from October 1, 1996 and later shall be interpreted to mean "within four years after effective date of applicable policies." Monroe County shall revise the

dates in the Policy Document to be consistent with this policy. Such revisions will constitute a mere change of format, and this shall not require a formal plan amendment

**Policy 4**

Monroe County shall be responsible to implement the Comprehensive Plan to the extent authorized by law. While all plan policies are contingent upon funding, many require substantial funds in order to be implemented. Therefore, the County shall be responsible to implement the objectives and policies enumerated in Policy 1 (a) and (b) above, to the extent that local funds for implementation are available, and to maintain and continue implementation to the extent that additional local funds or state and federal funds, become available. Further, the County, with the assistance of the State, shall determine the ultimate fiscal cost of implementing the plan and the federal, state and local fair share of implementation. By June 13, 2000, the County with the assistance of the Environmental Protection Agency and the Department of Community Affairs shall report to the Legislature the full fiscal cost of implementing the plan, the state and local shares of such implementation, and shall include recommendations for funding initiatives and alternatives for implementation. The report shall include a full cost/benefit analysis relative to the cost of providing facilities and services to development in the county compared to the cost of acquiring the remaining undeveloped land.

**Policy 5**

Monroe County is not required to increase property taxes in order to provide funds necessary to implement this Plan. It is, however, required to commit its reasonably available funds to funding what the Department of Community Affairs and Monroe County ultimately agree is Monroe County's reasonable share of the cost of implementation. Policy 4 above, does not require Monroe County's taxpayers to bear the entire financial burden imposed by the Monroe County 2010 Comprehensive Plan. Monroe County's commitment is limited to its reasonable ability to fund only part of the cost of implementation. To the extent that the state should assist Monroe County and does not, Monroe County is not required to provide such funds.

**Policy 6**

Florida's Growth Management System, including rules promulgated by the Administration Commission, has created major mandates of state requirements for Monroe County with respect to the County's designation as an area of critical state concern. These mandates, together with other federal statutes and programs, have created an interlocking partnership between the state, Monroe County and federal agencies to plan for and implement major environmental and growth management systems. This partnership entails responsibilities for the state, federal government, and County to work together in policy development and legal proceedings so responsibilities for liabilities that arise from this partnership are fairly allocated.